



CITY PROPERTY SERVICES

Commercial & Residential Inspections

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www.CityPropertyInspections.com

Property Inspection Report

Visual and Based on Access

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**Prepared for:
Curious Client**



City Property Inspections

Sample Report- Hill Side Property.inspx

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City Property Inspections

Sample Report- Hill Side Property.inspx

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- | | |
|-----------------|--|
| Acceptable | Functional, In generally good condition with no obvious signs of defect or service or replacement need. |
| Needs Attention | Marginal in condition and in the opinion of the inspector it should be monitored from this point on for preventive care or regarding cost, liability or safety. |
| Serviceable | Not fully or partially functional, hard to operate or unsafe in its present condition. Inspector recommends further evaluation by an expert. |
| Not Inspected | Not inspected because: Not within the scope of this inspection, was unsafe for inspector, would damage property, not present, no utility on, No or limited access or visibility or disconnected. |

General Information

Property Information

Property Address





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Sample Report- Hill Side Property.inspx

General Information (Continued)

Property Address (continued)



City State Zip
Contact Name
Phone
Fax

Client Information

Client Name
Client Address
City State Zip
Phone
Fax

Inspection Company

Inspector Name Shawn Azimi
Company Name City Property Inspections
Address
City State Zip
Phone 818 687 8686
Fax
E-Mail ftt@charter.net

Conditions

Others Present Property Occupied Occupied, Vacant
Estimated Age 50 Years Entrance Faces
Inspection Date 11/02/2017
Electric On Yes
Gas/Oil On Yes



General Information (Continued)

Water On Yes
Temperature 75 F
Weather Partly cloudy Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Duplex Garage Attached
Sewage Disposal City How Verified
Water Source City How Verified
Additions/Modifications Unknown
Permits Obtained Unknown

General Comments

1. General Comments By request of _____, we inspected the subject property on _____, . Our findings regarding Functionality, Appearance, Condition, and Safety which cover the listed and itemized categories in this report are submitted herein. This is a general inspection report based on visibility and accessibility of the components and sections of the subject property (Please see description of a general inspection in the signed agreement) We are not responsible for any third party complaints, dislikes, or claims. This report is valid for the date of inspection, as changes due to construction, disaster, or any sudden occurrences or hidden and progressive damages are not under our control, responsibility, or within scope of this inspection. This report has been prepared by an independent property inspector, is unbiased in nature, and is for the sole usage by our clients, unless otherwise authorized by them. Cost estimates, if included, are by request of the client(s) named in this report, approximate, and provided as a matter of opinion. This report may only include sections and components in need of attention, service, or replacement. This report does not include any scientific, engineering, geological, or forensic data, opinion, or facts. Note: For quick review and reference, summary pages are provided at the end of this report, and points of concern, attention, and service are printed in ink other than black within each section of the report.

Lots and Grounds

1. Acceptable Driveway: Concrete



Lots and Grounds (Continued)

2. Needs Attention Walks: Safety Notation: Trip hazard spots need Improvement or usage with caution to prevent injury. If improvement is not desired, use with caution. Night lighting is highly recommended. Photos are sample representative. Take precaution or do repair any and all level differential or obstructions and projection, on walk paths, inside and outside the property.



3. Acceptable Steps/Stoops: Brick / Paver, Concrete
4. Acceptable Porch: Wood
5. Acceptable Patio: Wood
6. Acceptable Deck: Wood, Concrete
7. Needs Attention Balcony: Wood, Concrete - Signs of slight movement / displacement are evident at left balcony of the unit 2 (under garage). Monitor to take corrective action. Also see notations in Retaining Walls, below.





Lots and Grounds (Continued)

Balcony: (continued)



- 8. Acceptable
- 9. Not Inspected
- 10. Needs Attention
- 11. Not Inspected
- 12. Serviceable

Grading:

Swale:

Vegetation: [See retaining walls below.](#)

Window Wells:

Retaining Walls: 1. Retaining walls need repair or reinforcement at different areas, including concrete stairs that are attached to them, which show deformation to some degree. Separation and minor displacement as well damage and rot on some of the wooden retainers are evident. Some of the cracks have occurred after sealing and grouting of some areas. Also see slabs and floors in Structure category. As this is a hill side structured property, a geologist or structural engineer could provide specialty opinion regarding the soil condition, etc and existing condition of this property, 2. If retaining walls adjacent to street have been installed by the local authority, then it is suggested that any defects and repair needs be conveyed to the local authority for maintenance or repairs if needed. Note: Some need repair and attention now. 3. The retaining walls / structure adjacent to



Lots and Grounds (Continued)

Retaining Walls: (continued)

street pavement, at right side of property are covered with vegetation inspection of their condition was not possible. Recommend removal of the vines for two main reasons: A. Observation access for retainers condition, B. Prevention of moisture activity and rodent / insect traffic, 3. Recommend discontinuing with all sprinkler jetting heads to prevent moisture activity at all uncovered retained soil.





Lots and Grounds (Continued)

Retaining Walls: (continued)





Lots and Grounds (Continued)

Retaining Walls: (continued)





Lots and Grounds (Continued)

Retaining Walls: (continued)



- 13. Not Inspected
- 14. Not Inspected
- 15. Acceptable
- 16. Acceptable
- 17. Not Inspected

Basement Stairwell:
 Basement Stairwell Drain:
 Exterior Surface Drain: Surface drain
 Fences: Chain link
 Lawn Sprinklers:

Exterior

ENTIRE MAIN BUILDING Exterior Surface

- 1. Needs Attention Type: Stucco, Siding - 1. Any opening, separation, or crack on the exterior walls should be sealed patched and painted if necessary, to prevent further decay and admittance of water or insect traffic,





Exterior (Continued)

Type: (continued)



2. Acceptable

3. Acceptable

4. Needs Attention

Trim: Composite material

Fascia: Wood

Soffits: Wood - **Obstructing / closing any corner spaces in the Soffit / Eaves structure will prevent rodent, bees, and insect activities. One or more noted. Recommend obstructing with metal screen.**





Exterior (Continued)

Soffits: (continued)



- 5. Acceptable
- 6. Serviceable

Door Bell: Hard wired

Entry Doors: Unit 2 - **Due for resurfacing and staining / Painting**



- 7. Acceptable
- 8. Acceptable
- 9. Not Inspected
- 10. Acceptable
- 11. Not Inspected
- 12. Needs Attention

Patio Door: Wood

Windows: Alumimun, Vinyl

Storm Windows:

Window Screens: Vinyl mesh

Basement Windows:

Exterior Lighting: **Electrical protective tube is corroded and is due for resurfacing and painting.**



Exterior (Continued)

Exterior Lighting: (continued)



13. Serviceable

Exterior Electric Outlets: **One or more are not GFCI or GFCI labeled outlets. Consult a qualified electrician for remedy and cost.**



14. Acceptable

Hose Bibs: Rotary

15. Serviceable

Gas Meter: Right side of Garage / At Curb. **1. Equipped with Earth Quake Shut Off Valve. Earth quake shut of valve should be checked periodically (at least every two years) by a qualified plumber for functionality and defects check, 2. Recommend sand and painting the supply gas line, as it shows corrosion.**





Exterior (Continued)

16. Acceptable Main Gas Valve: Located at gas meter

Roof

A roof must be checked on yearly basis before rain season for routine maintenance and water intrusion possibilities. Present condition is acceptable and functional.

Main Structure Roof Surface

1. Method of Inspection: On roof
2. Not Inspected Unable to Inspect:
3. Needs Attention Material: Tar and gravel - **Minor gravel adding needed. In generally acceptable condition. Inspect roof on yearly basis for routine maintenance before rain season.**



4. Type: Flat



5. Approximate Age: Fairly New
6. Acceptable Flashing: Aluminum
7. Not Inspected Valleys:



Roof (Continued)

8. Acceptable

Skylights: Plastic



9. Acceptable
10. Acceptable

Plumbing Vents: ABS or Cast Iron

Electrical Mast: Mast with tie back at roof



11. Acceptable
12. Acceptable
13. Not Inspected
Right Side Chimney

Gutters: Aluminum

Downspouts: Aluminum

Leader/Extension:



Roof (Continued)

14. Acceptable

Chimney: Brick



15. Acceptable

Flue/Flue Cap:



16. Acceptable

Chimney Flashing: Aluminum

Garage/Carport

Front Garage

- 1. Type of Structure: Attached Car Spaces: 3
- 2. Acceptable Garage Doors: Metal
- 3. Not Inspected Door Operation:
- 4. Acceptable Door Opener: Genie
- 5. Acceptable Exterior Surface: Siding



Garage/Carport (Continued)

6. Needs Attention Roof: Rolled roof material, Build up - Always keep the scupper / drain intake free of debris to prevent water pooling on roof.



7. Acceptable
8. Serviceable

Roof Structure: 2x10 Joists

Service Doors: Wood - **Safety Notation: As this door opens to an open space with considerable height without any guard rails, recommend removing door and enclosing the opening for safety. If not desired, use locking devices with keys removed from the hardware.**



Garage/Carport (Continued)

Service Doors: (continued)



- 9. Acceptable
- 10. Acceptable
- 11. Acceptable

Ceiling: Exposed framing

Walls: Exposed framing

Floor/Foundation: Poured concrete - Evidence of past repairs



- 12. Not Inspected
- 13. Serviceable

Hose Bibs:

Electrical: **Non GFCI or GFCI labeled. Consult a qualified electrician. Exposed wiring, missing cover plates. Safety Notations.**



Garage/Carport (Continued)

Electrical: (continued)



- 14. Not Inspected
- 15. Not Inspected
- 16. Serviceable

Smoke Detector:

Heating:

Windows: Alumimun, Slider - **Missing or damaged screen**



- 17. Acceptable
- 18. Acceptable
- 19. Not Inspected

Gutters: Aluminum

Downspouts: Aluminum

Leader/Extensions:



Electrical

- 1. Service Size Amps: 100 Volts: 120-240 VAC
 - 2. Acceptable Service: Copper
 - 3. Acceptable 120 VAC Branch Circuits: Copper
 - 4. Acceptable 240 VAC Branch Circuits: Copper
 - 5. Not Inspected Aluminum Wiring:
 - 6. Acceptable Conductor Type: Non-metallic sheathed cable
 - 7. Acceptable Ground: Plumbing and rod in ground
 - 8. Acceptable Smoke Detectors: See individual rooms
- Left Side of Garage Electric Panel
- 9. Serviceable Manufacturer: Federal Pacific - **Federal Pacific panel breakers have a history of not tripping when circuit overloading exists (Stab-Lock Breakers) and cause fire. Recommend replacement. Consult a qualified electrician.**



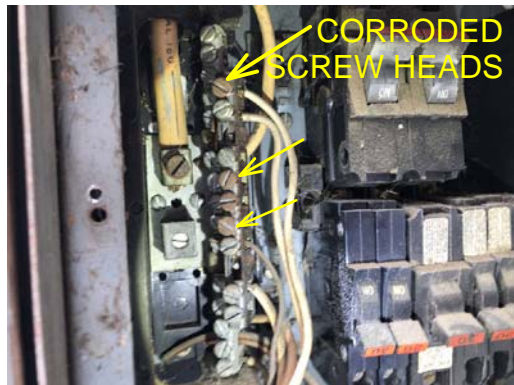
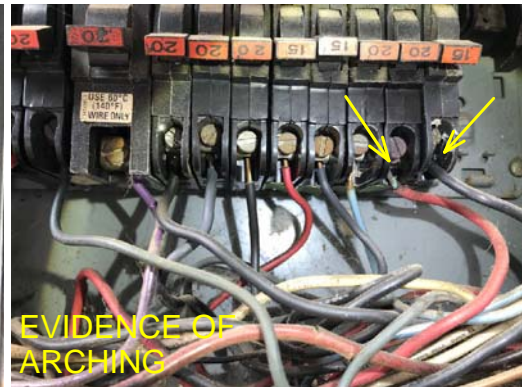
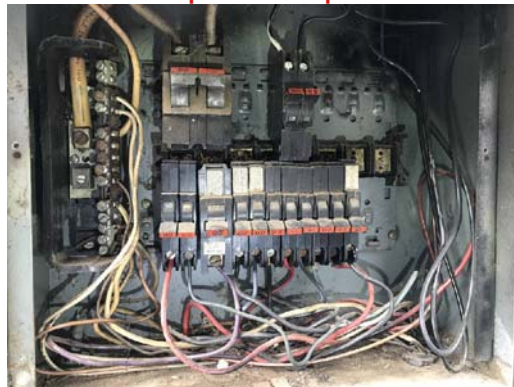
- 10. Maximum Capacity: 100
- 11. Acceptable Main Breaker Size: None



Electrical (Continued)

12. Serviceable

Breakers: Copper - Consult a qualified electrician. 1. Panel is undersized for the size of property or today's use. Recommend upgrade. Labeling not marked, not conspicuous or wrong. Labeling is necessary as a matter of convenience and emergency, 3. One or more branch circuit connection screws show corrosion. recommend replacement and keeping cover closed to prevent moisture and insect entry, 4. Signs of arcing and melting noted, 5. Latching tab broken. Consult a qualified plumber



- 13. Not Inspected Fuses:
- 14. Not Inspected AFCI:
- 15. Acceptable GFCI: At GFCI receptacles only
- 16. Is the panel bonded? Yes
- Right Side Electric Panel
- 17. Acceptable Manufacturer: Unknown
- 18. Maximum Capacity: 70 Amps
- 19. Acceptable Main Breaker Size: None



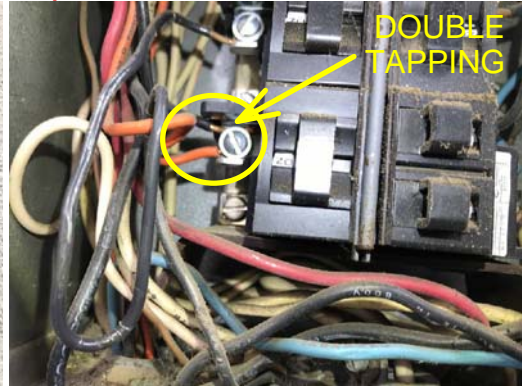
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Electrical (Continued)

20. Serviceable

Breakers: Copper - 1. Double tap wiring-two or more wires on one or more breakers noted. This may cause overheating and start a fire, 2. Panel is undersized for the size of property or today's use. Recommend upgrade. Consult a qualified electrician.



21. Not Inspected

Fuses:

22. Not Inspected

AFCI:

23. Acceptable

GFCI: At GFCI receptacles only

24. Is the panel bonded? Yes



Structure

1. Acceptable

Structure Type: Anchored Wood frame



2. Acceptable

Foundation: Formed Concrete with bolted and Sheered sill plates/
Post and Piers

3. Not Inspected

Differential Movement:

4. Acceptable

Beams: Solid wood





Structure (Continued)

Beams: (continued)



5. Needs Attention Bearing Walls: Frame - Past repairs close to foundation walls noted.



6. Acceptable

Joists/Trusses: 2 x 8, 2x12

7. Acceptable

Piers/Posts: Block piers and wood posts





Structure (Continued)

Piers/Posts: (continued)



8. Serviceable

Floor/Slab: 1. Slabs at different areas show minor displacement and past repair, and after repair cracks. If these cracks have been here for longer than three years, then any soil movement progressions are very minute. A geologist can provide further evaluation and specialty opinion, 2. Some of the wooden or concrete stairs show displacement and deformation and some have been repaired. Some should be repaired at present as they may become trip and fall hazard.





Structure (Continued)

Floor/Slab: (continued)





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Sample Report- Hill Side Property.inspx

Structure (Continued)

9. Serviceable

Stairs/Handrails: 1. Balusters / Frame bars are too far apart. At the time of original construction this may have not been a requirement. Child and pet safety. Consult a licensed contractor for remedy and cost, and inquire about your local code, 2. One or more posts show minor termite / rot and should be replaced, 3. Some spots should be equipped with guard rails (Left of water heater deck at main structure) for safety reasons, 4. Some are shorter or lower than standard and could become fall or trip hazard.





Structure (Continued)

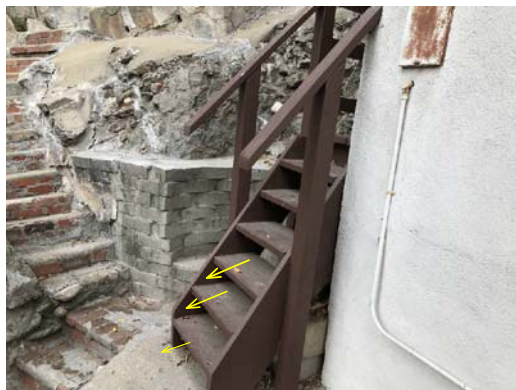
Stairs/Handrails: (continued)





Structure (Continued)

Stairs/Handrails: (continued)



10. Acceptable

Subfloor: Dimensional wood





Crawl Space

Partial at both structures Crawl Space

1. Method of Inspection: In the crawl space



2. Acceptable Unable to Inspect: 20%

3. Acceptable Access: Metal screen

4. Not Inspected Moisture Penetration:

5. Moisture Location:

6. Not Inspected Moisture Barrier:

7. Acceptable Ventilation: Vents

8. Not Inspected Insulation:

9. Not Inspected Vapor Barrier:

10. Not Inspected Sump Pump:

11. Serviceable Electrical: **Unsecured wiring is safety hazard.**



12. Not Inspected HVAC Source:



Fireplace/Wood Stove

Since the Flue section (Heat and Smoke exhaust line) is not visible and requires snake camera inspection, is an specialty inspection and not part of this inspection, it is recommended that Flue be checked by a chimney expert for possible damage, misplacement, soot build up and need of cleaning.

Living Room unit 1 Fireplace

- 1. Not Inspected Freestanding Stove:
- 2. Acceptable Fireplace Construction: Prefab
- 3. Type: Wood burning
- 4. Acceptable Fireplace Insert: Standard
- 5. Acceptable Smoke Chamber: Metal
- 6. Serviceable Flue: Metal - Recommend cleaning and reinspection. Damper is old and stuck.



- 7. Acceptable Damper: Metal
- 8. Acceptable Hearth: Raised

Heating System

Closet / Rear / Main Heating System

- 1. Acceptable Heating System Operation: Not piloted. Set up needed. Gas turned off. Could not inspect. Unit very likely nearing or at the end of useful life.



Heating System (Continued)

Heating System Operation: (continued)



2. Manufacturer: Fraser & Johnston



3. Type: Forced air Capacity: 65000 BTUHR - Approximate

4. Area Served: Interior / Main Approximate Age: 25 years or older

5. Fuel Type: Natural gas

6. Acceptable Heat Exchanger: 2 Burner



7. Unable to Inspect: 50%



Heating System (Continued)

8. Acceptable

Blower Fan/Filter: Direct drive with filter



9. Acceptable

Distribution: Insulflex or metal duct

10. Acceptable

Circulator: Fan

11. Acceptable

Draft Control: Manual

12. Needs Attention

Flue Pipe: Double wall - **Laundry lint leakage noted here. Too much lint release could become fire hazard.**



13. Acceptable

Controls: Relief valve & Limit Switch

14. Acceptable

Devices: Pressure gauge + Temp gauge



Heating System (Continued)

- 15. Not Inspected Humidifier:
- 16. Acceptable Thermostats: Individual
- 17. Acceptable Fuel Tank: Abandoned oil tank
- 18. Suspected Asbestos: Yes - See above photos. Heat duct is covered or made of what seems to be of asbestos like material. Asbestos is harmless if not disturbed and airborne. The said vent has not been disturbed. This is a precautionary note that if work is performed at or around this material, it will not cause harm and hazard to workers, occupants and neighbors.

Plumbing

- 1. Acceptable Service Line: Copper for what is visible / Partial non- copper in crawl space
- 2. Acceptable Main Water Shutoff: Right Side



- 3. Acceptable Water Lines: Copper for what is visible
- 4. Acceptable Drain Pipes: Cast iron, ABS



- 5. Acceptable Service Caps: Accessible



Plumbing (Continued)

- 6. Acceptable Vent Pipes: Cast iron or ABS (Plastic)
 - 7. Acceptable Gas Service Lines: Rigid Steel
- Right Side of Unit 2 Water Heater
- 8. Acceptable Water Heater Operation: Functional at time of inspection
 - 9. Manufacturer: Unknown



- 10. Type: Natural gas Capacity: 38 gallons
- 11. Approximate Age: Fairly new Area Served: Unit 2
- 12. Acceptable Flue Pipe: Double wall



- 13. Needs Attention TPRV and Drain Tube: [Missing drain tube](#)





Plumbing (Continued)

Left Side / Main Structure Water Heater

14. Serviceable

Water Heater Operation: **Not functional. No hot water production.**



15. Manufacturer: Unknown

16. Type: Natural gas Capacity: Unknown

17. Approximate Age: Unknown Area Served: Main Structure

18. Acceptable Flue Pipe: Double wall





Plumbing (Continued)

19. Acceptable

TPRV and Drain Tube: PVC



Bathroom

1ST FLOOR, Unit Two Bathroom

- | | |
|------------------|--|
| 1. Not Inspected | Closet: Shelves |
| 2. Acceptable | Ceiling: Paint and Paneling |
| 3. Acceptable | Walls: Paint and paneling |
| 4. Acceptable | Floor: Tile |
| 5. Acceptable | Doors: Wood |
| 6. Acceptable | Windows: Alumimun, Slider |
| 7. Serviceable | Electrical: 110 VAC - One or more faulty outlet with loose, unconnected or crossed wires. Consult with a qualified electrician. |



8. Not Inspected Counter/Cabinet: Granite and Wood



Bathroom (Continued)

- 9. Acceptable
- 10. Acceptable
- 11. Serviceable

Sink/Basin: Porcelain
 Faucets/Traps: Delta fixtures with a PVC trap
 Tub/Surround: tile & tile - 1. Chipped tub, 2. Replace caulking



- 12. Acceptable
- 13. Not Inspected
- 14. Serviceable

Shower/Surround: Tile and Tile
 Spa Tub/Surround:
 Toilets: Toilet is loose



- 15. Not Inspected
- 16. Acceptable
- 2nd floor, Unit Two
- 17. Acceptable
- 18. Acceptable
- 19. Acceptable
- 20. Acceptable
- 21. Acceptable
- 22. Acceptable

HVAC Source: Heating system register
 Ventilation: Electric ventilation fan, Window

Bathroom

Closet: Large, Shelves
 Ceiling: Paint and Paneling
 Walls: Paint and paneling
 Floor: Tile
 Doors: Wood
 Windows: Alumimun, Single Hung



Bathroom (Continued)

23. Serviceable

Electrical: 110 VAC - **One or more faulty outlet with loose, unconnected or crossed wires. Consult with a qualified electrician.**



- 24. Acceptable
- 25. Acceptable
- 26. Acceptable
- 27. Acceptable
- 28. Acceptable
- 29. Not Inspected
- 30. Serviceable

Counter/Cabinet: Granite and Wood
 Sink/Basin: Porcelain
 Faucets/Traps: Delta fixtures with a PVC trap
 Tub/Surround: tile & tile
 Shower/Surround: Tile and Tile
 Spa Tub/Surround:
 Toilets: **Toilet is loose**



- 31. Acceptable
- 32. Acceptable
- 1st floor, Unit. One
- 33. Not Inspected

HVAC Source: Heating system register
 Ventilation: Electric ventilation fan, Window
 Bathroom
 Closet:



Bathroom (Continued)

34. Serviceable

Ceiling: **Suspended ceiling panel damaged.**



35. Needs Attention

Walls: Wood - **Worn out mercury on mirror.**



36. Acceptable

Floor: Tile

37. Acceptable

Doors: Wood

38. Not Inspected

Windows:

39. Serviceable

Electrical: 110 VAC - **Non GFCI or GFCI labeled. Consult a qualified electrician.**



40. Acceptable

Counter/Cabinet: Tile



Bathroom (Continued)

41. Serviceable

Sink/Basin: Porcelain - **Repair / Replace as necessary.**



42. Acceptable

Faucets/Traps: Delta fixtures with a PVC trap

43. Not Inspected

Tub/Surround:

44. Serviceable

Shower/Surround: Tile and Tile - **1.Low flow, 2. Inoperative or burned bulb.**



45. Not Inspected

Spa Tub/Surround:

46. Serviceable

Toilets: **Toilet is loose**



47. Not Inspected

HVAC Source:



Bathroom (Continued)

48. Serviceable

Ventilation: Electric ventilation fan - Fan inoperative



2nd floor, Unit. One Bathroom

49. Not Inspected

Closet:

50. Acceptable

Ceiling: Paint and Paneling

51. Acceptable

Walls: Paint and paneling

52. Acceptable

Floor: Tile

53. Acceptable

Doors: Wood

54. Serviceable

Windows: Jalousie - Window handle hard to operate or inoperative.



55. Serviceable

Electrical: 110 VAC - Non GFCI or GFCI labeled. Consult a qualified electrician.



Bathroom (Continued)

Electrical: (continued)



56. Acceptable
57. Serviceable

Counter/Cabinet: Composite and wood
Sink/Basin: Porcelain - **Missing stopper**



58. Acceptable
59. Acceptable
60. Acceptable

Faucets/Traps: Chrom and Metal
Tub/Surround: Porcelain tub and ceramic tile surround
Shower/Surround: **Caulking / Re Caulking will prevent water migration to the underside or into the wall cavity.**



61. Not Inspected

Spa Tub/Surround:



Bathroom (Continued)

- 62. Acceptable Toilets:
- 63. Not Inspected HVAC Source:
- 64. Acceptable Ventilation: Window

Bedroom

2nd floor, Unit two Bedroom

- 1. Acceptable Closet: Large
- 2. Acceptable Ceiling: Popcorn
- 3. Acceptable Walls: Paint and paneling, Wood
- 4. Acceptable Floor: Laminate
- 5. Acceptable Doors: Wood
- 6. Acceptable Windows: Alumimun, Slider
- 7. Acceptable Electrical: 110 VAC
- 8. Acceptable HVAC Source: Heating system register
- 9. Serviceable Smoke Detector: Inoperative or missing - **Inoperative or missing.**



1st Floor , Unit two Bedroom

- 10. Needs Attention Closet: Small - **Missing or damaged guide rail causes wobbling / swinging**



Bedroom (Continued)

Closet: (continued)



- 11. Acceptable
 - 12. Acceptable
 - 13. Acceptable
 - 14. Not Inspected
 - 15. Acceptable
 - 16.
 - 17.
 - 18. Acceptable
- 1st Floor , Unit One Bedroom

Ceiling: Popcorn, Paint and Paneling
 Walls: Paint and paneling
 Floor: Laminate
 Doors:
 Windows: Alumimun, Slider
 Electrical:
 HVAC Source:
 Smoke Detector:

- 19. Acceptable
- 20. Acceptable
- 21. Acceptable
- 22. Acceptable
- 23. Acceptable
- 24. Serviceable

Closet: Small, Walk In
 Ceiling: Paint and Paneling
 Walls: Wood
 Floor: Carpet
 Doors: Wood
 Windows: Alumimun, Crank, Alumimun, Casement - **Missing or damaged screen**





Bedroom (Continued)

- 25. Acceptable
- 26. Acceptable
- 27. Serviceable

Electrical: 110 VAC
HVAC Source: Heating system register
Smoke Detector: **Inoperative or missing.**



1st Floor , Unit One Bedroom

- 28. Acceptable
- 29. Acceptable

Closet: Small
Ceiling: Paint and Paneling



- 30. Acceptable
- 31. Acceptable
- 32. Acceptable
- 33. Acceptable
- 34. Acceptable
- 35. Acceptable

Walls: Wood
Floor: Carpet
Doors: Wood
Windows: Alumimun, Crank, Alumimun, Casement
Electrical: 110 VAC
HVAC Source: Heating system register



Bedroom (Continued)

36. Serviceable

Smoke Detector: **Inoperative or missing.**



2nd floor, Unit One Bedroom

37. Acceptable

Closet: Shelves, Large

38. Acceptable

Ceiling: Exposed framing

39. Acceptable

Walls: Paint and paneling - **Past repair.**



40. Acceptable

Floor: Laminate

41. Acceptable

Doors: Wood

42. Acceptable

Windows: Wood, Casement

43. Acceptable

Electrical: 110 VAC

44. Acceptable

HVAC Source: Heating system register

45. Acceptable

Smoke Detector:



Kitchen

unit 2 Kitchen

1. Serviceable

Cooking Appliances: Brown - 1-No anti tip is installed (Comes with the new units from manufacturer). Anti tip is an inexpensive bracket that holds the unit from tipping in case the front door is opened and weight is applied on it or a person (child) stands on the door. It secures the Oven Range to the wall or floor. This was tested simply by pulling back on the unit. A safety notation. 2-, Oven heating element inoperative
3- Chipped



- 2. Acceptable
 - 3. Acceptable
 - 4. Not Inspected
 - 5. Air Gap Present? No
 - 6. Not Inspected
 - 7. Acceptable
 - 8. Acceptable
 - 9. Acceptable
 - 10. Acceptable
 - 11. Acceptable
 - 12. Acceptable
 - 13. Acceptable
 - 14. Acceptable
 - 15. Acceptable
 - 16. Acceptable
 - 17. Acceptable
 - 18. Not Inspected
 - 19. Not Inspected
- Ventilator: Nutone
 - Disposal: In-Sinkerator
 - Dishwasher:
 - Trash Compactor:
 - Refrigerator: General Electric
 - Microwave: Kenmore
 - Sink: Porcelain
 - Electrical: 110 VAC GFCI
 - Plumbing/Fixtures: PVC
 - Counter Tops: Tile
 - Cabinets: Wood
 - Pantry: Single
 - Ceiling: Popcorn
 - Walls: Paint and paneling
 - Floor: Tile
 - Doors:
 - Windows:



Kitchen (Continued)

20. Not Inspected HVAC Source:
unit 1 / Main Kitchen

21. Acceptable

22. Acceptable

23. Serviceable

Cooking Appliances: Amana

Ventilator: Rangemaster

Disposal: In-Sinkerator - **Jammed**



24. Not Inspected Dishwasher:

25. Air Gap Present? No

26. Not Inspected Trash Compactor:

27. Not Inspected Refrigerator:

28. Not Inspected Microwave:

29. Acceptable Sink: Stainless Steel

30. Serviceable Electrical: 110 VAC - **Non GFCI or GFCI labeled. Consult a qualified electrician.**



31. Acceptable

32. Acceptable

33. Acceptable

34. Acceptable

Plumbing/Fixtures: Chrome, copper

Counter Tops: Formica

Cabinets: Wood

Pantry: Single



Kitchen (Continued)

- | | |
|-------------------|--|
| 35. Acceptable | Ceiling: Paint and Paneling, Exposed framing |
| 36. Acceptable | Walls: Paint and paneling |
| 37. Acceptable | Floor: Vinyl |
| 38. Acceptable | Doors: Wood |
| 39. Acceptable | Windows: Jalousie |
| 40. Not Inspected | HVAC Source: |

Living Space

unit 2, Living Room Living Space

- | | |
|------------------|--|
| 1. Not Inspected | Closet: |
| 2. Acceptable | Ceiling: Popcorn |
| 3. Acceptable | Walls: Paint and paneling |
| 4. Acceptable | Floor: Laminate |
| 5. Acceptable | Doors: Wood, Also entry |
| 6. Acceptable | Windows: Vinyl, Slider, Vinyl, casement |
| 7. Serviceable | Electrical: 110 VAC - One or more faulty outlet with loose, unconnected or crossed wires. Consult with a qualified electrician. |



- | | |
|-----------------------------------|--------------------------------------|
| 8. Acceptable | HVAC Source: Heating system register |
| 9. Acceptable | Smoke Detector: Hard wired |
| Dining Room 2 Living Space | |
| 10. Not Inspected | Closet: |
| 11. Acceptable | Ceiling: Popcorn |



Living Space (Continued)

12. Acceptable

Walls: Paint and paneling - Peeling paint



13. Acceptable

Floor: Laminate

14. Acceptable

Doors: Wood, Also entry

15. Not Inspected

Windows:

16. Serviceable

Electrical: 110 VAC - **One or more faulty outlet with loose, unconnected or crossed wires. Consult with a qualified electrician.**



17. Not Inspected

HVAC Source:

18. Acceptable

Smoke Detector: Hard wired

Dining Room unit 1

Living Space

19. Not Inspected

Closet:

20. Acceptable

Ceiling: Exposed framing

21. Acceptable

Walls: Paint and paneling, Blocks

22. Acceptable

Floor: Laminate

23. Acceptable

Doors: Wood

24. Acceptable

Windows: Jalousie

25. Acceptable

Electrical: 110 VAC

26. Not Inspected

HVAC Source:



Living Space (Continued)

27. Not Inspected Smoke Detector:
Living Room unit 1 Living Space

28. Not Inspected Closet:

29. Acceptable Ceiling: Exposed framing

30. Acceptable Walls: Paint and paneling

31. Serviceable Floor: Laminate - Uneven floor without floor covering deviation / deflection noted. A minor appearance issue.



32. Acceptable

Doors: Wood

33. Serviceable

Windows: Jalousie, Wood, casement - Missing or damaged screen



34. Acceptable

Electrical: 110 VAC

35. Acceptable

HVAC Source: Wall Unit

36. Not Inspected

Smoke Detector:



Laundry Room/Area

2nd Floor unit 1 Laundry Room/Area

- 1. Not Inspected Closet:
- 2. Acceptable Ceiling: Exposed framing
- 3. Acceptable Walls: Paneling



- 4. Acceptable Floor: Concrete
- 5. Acceptable Doors: Wood
- 6. Acceptable Windows: Jalousie
- 7. Acceptable Electrical: 110 VAC
- 8. Not Inspected Smoke Detector:
- 9. Not Inspected HVAC Source:
- 10. Not Inspected Laundry Tub:
- 11. Not Inspected Laundry Tub Drain:
- 12. Not Inspected Washer Hose Bib: Not present
- 13. Acceptable Washer and Dryer Electrical: 110 VAC and 220
- 14. Acceptable Dryer Vent: Metal flex
- 15. Not Inspected Dryer Gas Line:
- 16. Not Inspected Washer Drain:
- 17. Not Inspected Floor Drain:



Needs Attention Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Safety Notation: Trip hazard spots need Improvement or usage with caution to prevent injury. If improvement is not desired, use with caution. Night lighting is highly recommended. Photos are sample representative. Take precaution or do repair any and all level differential or obstructions and projection, on walk paths, inside and outside the property.
2. Balcony: Wood, Concrete - Signs of slight movement / displacement are evident at left balcony of the unit 2 (under garage). Monitor to take corrective action. Also see notations in Retaining Walls, below.
3. Vegetation: See retaining walls below.

Exterior

4. ENTIRE MAIN BUILDING Exterior Surface Type: Stucco, Siding - 1. Any opening, separation, or crack on the exterior walls should be sealed patched and painted if necessary, to prevent further decay and admittance of water or insect traffic,
5. Soffits: Wood - Obstructing / closing any corner spaces in the Soffit / Eaves structure will prevent rodent, bees, and insect activities. One or more noted. Recommend obstructing with metal screen.
6. Exterior Lighting: Electrical protective tube is corroded and is due for resurfacing and painting.

Roof

7. Main Structure Roof Surface Material: Tar and gravel - Minor gravel adding needed. In generally acceptable condition. Inspect roof on yearly basis for routine maintenance before rain season.

Garage/Carport

8. Front Garage Roof: Rolled roof material, Build up - Always keep the scupper / drain intake free of debris to prevent water pooling on roof.

Structure

9. Bearing Walls: Frame - Past repairs close to foundation walls noted.



Needs Attention Summary (Continued)

Heating System

10. Closet / Rear / Main Heating System Flue Pipe: Double wall - Laundry lint leakage noted here. Too much lint release could become fire hazard.

Plumbing

11. Right Side of Unit 2 Water Heater TPRV and Drain Tube: Missing drain tube

Bathroom

12. 1st floor, Unit. One Bathroom Walls: Wood - Worn out mercury on mirror.

Bedroom

13. 1st Floor , Unit two Bedroom Closet: Small - Missing or damaged guide rail causes wobbling / swinging



Serviceable Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Retaining Walls: 1. Retaining walls need repair or reinforcement at different areas, including concrete stairs that are attached to them, which show deformation to some degree. Separation and minor displacement as well damage and rot on some of the wooden retainers are evident. Some of the cracks have occurred after sealing and grouting of some areas. Also see slabs and floors in Structure category. As this is a hill side structured property, a geologist or structural engineer could provide specialty opinion regarding the soil condition, etc and existing condition of this property, 2. If retaining walls adjacent to street have been installed by the local authority, then it is suggested that any defects and repair needs be conveyed to the local authority for maintenance or repairs if needed. Note: Some need repair and attention now. 3. The retaining walls / structure adjacent to street pavement, at right side of property are covered with vegetation inspection of their condition was not possible. Recommend removal of the vines for two main reasons: A. Observation access for retainers condition, B. Prevention of moisture activity and rodent / insect traffic, 3. Recommend discontinuing with all sprinkler jetting heads to prevent moisture activity at all uncovered retained soil.

Exterior

2. Entry Doors: Unit 2 - Due for resurfacing and staining / Painting
3. Exterior Electric Outlets: One or more are not GFCI or GFCI labeled outlets. Consult a qualified electrician for remedy and cost.
4. Gas Meter: Right side of Garage / At Curb. 1. Equipped with Earth Quake Shut Off Valve. Earth quake shut of valve should be checked periodically (at least every two years) by a qualified plumber for functionality and defects check, 2. Recommend sand and painting the supply gas line, as it shows corrosion.

Garage/Carport

5. Front Garage Service Doors: Wood - Safety Notation: As this door opens to an open space with considerable height without any guard rails, recommend removing door and enclosing the opening for safety. If not desired, use locking devices with keys removed from the hardware.



Serviceable Summary (Continued)

6. Front Garage Electrical: **Non GFCI or GFCI labeled. Consult a qualified electrician. Exposed wiring, missing cover plates. Safety Notations.**

7. Front Garage Windows: Alumimun, Slider - **Missing or damaged screen**
Electrical

8. Left Side of Garage Electric Panel Manufacturer: Federal Pacific - **Federal Pacific panel breakers have a history of not tripping when circuit overloading exists (Stab-Lock Breakers) and cause fire. Recommend replacement. Consult a qualified electrician.**

9. Left Side of Garage Electric Panel Breakers: Copper - **Consult a qualified electrician. 1.Panel is undersized for the size of property or today's use. Recommend upgrade. Labeling not marked, not conspicuous or wrong. Labeling is necessary as a matter of convenience and emergency, 3. One or more branch circuit connection screws show corrosion. recommend replacement and keeping cover closed to prevent moisture and insect entry, 4. Signs of arching and melting noted, 5. Latching tab broken. Consult a qualified plumber**

10. Right Side Electric Panel Breakers: Copper - **1.Double tap wiring-two or more wires on one or more breakers noted. This may cause overheating and start a fire, 2. Panel is undersized for the size of property or today's use. Recommend upgrade. Consult a qualified electrician.**

Structure

11. Floor/Slab: **1. Slabs at different areas show minor displacement and past repair, and after repair cracks. If these cracks have been here for longer than three years, then any soil movement progressions are very minute. A geologist can provide further evaluation and specialty opinion, 2. Some of the wooden or concrete stairs show displacement and deformation and some have been repaired. Some should be repaired at present as they may become trip and fall hazard.**

12. Stairs/Handrails: **1. Balusters / Frame bars are too far apart. At the time of original construction this may have not been a requirement. Child and pet safety. Consult a licensed contractor for remedy and cost, and inquire about your local code, 2. One or more posts show minor termite / rot and should be replaced, 3. Some spots should be equipped with guard rails (Left of water heater deck at main structure) for safety reasons, 4. Some are shorter or lower than standard and could become fall or trip hazard.**



Serviceable Summary (Continued)

Crawl Space

13. Partial at both structures Crawl Space Electrical: **Unsecured wiring is safety hazard.**
Fireplace/Wood Stove

14. Living Room unit 1 Fireplace Flue: Metal - **Recommend cleaning and reinspection.**
Damper is old and stuck.

Plumbing

15. Left Side / Main Structure Water Heater Water Heater Operation: **Not functional. No hot water production.**

Bathroom

16. 1ST FLOOR, Unit Two Bathroom Electrical: 110 VAC - **One or more faulty outlet with loose, unconnected or crossed wires. Consult with a qualified electrician.**

17. 1ST FLOOR, Unit Two Bathroom Tub/Surround: tile & tile - **1.Chipped tub, 2. Replace caulking**

18. 1ST FLOOR, Unit Two Bathroom Toilets: **Toilet is loose**

19. 2nd floor, Unit Two Bathroom Electrical: 110 VAC - **One or more faulty outlet with loose, unconnected or crossed wires. Consult with a qualified electrician.**

20. 2nd floor, Unit Two Bathroom Toilets: **Toilet is loose**

21. 1st floor, Unit. One Bathroom Ceiling: **Suspended ceiling panel damaged.**

22. 1st floor, Unit. One Bathroom Electrical: 110 VAC - **Non GFCI or GFCI labeled. Consult a qualified electrician.**

23. 1st floor, Unit. One Bathroom Sink/Basin: Porcelain - **Repair / Replace as necessary.**

24. 1st floor, Unit. One Bathroom Shower/Surround: Tile and Tile - **1.Low flow, 2. Inoperative or burned bulb.**

25. 1st floor, Unit. One Bathroom Toilets: **Toilet is loose**

26. 1st floor, Unit. One Bathroom Ventilation: Electric ventilation fan - **Fan inoperative**

27. 2nd floor, Unit. One Bathroom Windows: Jalousie - **Window handle hard to operate or inoperative.**

28. 2nd floor, Unit. One Bathroom Electrical: 110 VAC - **Non GFCI or GFCI labeled. Consult a qualified electrician.**

29. 2nd floor, Unit. One Bathroom Sink/Basin: Porcelain - **Missing stopper**



Serviceable Summary (Continued)

Bedroom

- 30. 2nd floor, Unit two Bedroom Smoke Detector: Inoperative or missing - **Inoperative or missing.**
- 31. 1st Floor , Unit One Bedroom Windows: Alumimun, Crank, Alumimun, Casement - **Missing or damaged screen**
- 32. 1st Floor , Unit One Bedroom Smoke Detector: **Inoperative or missing.**
- 33. 1st Floor , Unit One Bedroom Smoke Detector: **Inoperative or missing.**

Kitchen

- 34. unit 2 Kitchen Cooking Appliances: Brown - **1-No anti tip is installed (Comes with the new units from manufacturer). Anti tip is an inexpensive bracket that holds the unit from tipping in case the front door is opened and weight is applied on it or a person (child) stands on the door. It secures the Oven Range to the wall or floor. This was tested simply by pulling back on the unit. A safety notation. 2-, Oven heating element inoperative**
3- Chipped
- 35. unit 1 / Main Kitchen Disposal: In-Sinkerator - **Jammed**
- 36. unit 1 / Main Kitchen Electrical: 110 VAC - **Non GFCI or GFCI labeled. Consult a qualified electrician.**

Living Space

- 37. unit 2, Living Room Living Space Electrical: 110 VAC - **One or more faulty outlet with loose, unconnected or crossed wires. Consult with a qualified electrician.**
- 38. Dining Room 2 Living Space Electrical: 110 VAC - **One or more faulty outlet with loose, unconnected or crossed wires. Consult with a qualified electrician.**
- 39. Living Room unit 1 Living Space Floor: Laminate - **Uneven floor without floor covering deviation / deflection noted. A minor appearance issue.**
- 40. Living Room unit 1 Living Space Windows: Jalousie, Wood, casement - **Missing or damaged screen**